

MINUTES OF THE NORWALK CITY COUNCIL WORK SESSION ON 10-29-15

Call to Order

Mayor, Tom Phillips, called the Norwalk City Council Meeting, held at Norwalk Public Safety Building, 1100 Chatham Avenue, to order at 5:50 P.M.

Present at roll call: Erika Isley, Jaki Livingston and Tom Greteman. (Kyle Jackson arrived at 6:20 p.m.)

Staff present included: Marketa Oliver, City Manager; Jodi Eddleman, City Clerk; Tim Hoskins, Public Works Director; Nancy Kuehl, Parks and Recreation Director; Wade Wagoner, Planning and Economic Development Director; Holly Sealine, Library Director; Ryan Coburn, Assistant Fire Chief and Greg Staples, Police Chief.

15-217 Motion by Livingston, seconded by Isley, to approve **Agenda** passed unanimously by voice vote.

Discussion Related to Future Use of TIF

Oliver stated the reason for bringing this item to the table is that local businesses cannot expand because the city is currently out of industrial park space, with the exception of the certified site area. She is asking for feedback from council on how they feel about using Tax Increment Financing (TIF) to develop industrial park space in the city.

Isley asked if this would be south of town and Oliver responded yes, it makes sense to build on what the city has, by continuing the cluster of those types of facilities there.

Oliver said another location to consider would be the southeast corner of 50th Avenue and Countyline Road and asked council if they would consider using TIF funds to develop the infrastructure and have it ready for small businesses to locate.

Isley asked if infrastructure would be streets, lights the basics and Oliver responded yes.

Isley asked how many acres are to be considered. Oliver said she does not have a solid idea of how many acres they would need to acquire at this time; she is just floating the idea by council for now. She added that the entire metro is in need of this type of property and that Norwalk businesses, LaQuercia and KVI, are located in the industrial park and need more space now.

Greteman asked, if the city does not have a location for businesses looking for this kind of space, how quickly do they move on. Oliver said she did not know specifically in terms of months.

Greteman suggested the 74 acres currently used as McAninch Sports Complex be used as industrial park. He then said that the land east of the highway is a century farm and there are all kinds of rules that come along with that; so the question becomes, which is easier buying land or moving the sports complex.

Greteman asked what the other land options are and who the owner is. He feels the south side of the city is the only place council would want this kind of development.

Isley said she is in favor of using TIF for infrastructure of industrial park development, but would want to know how many acres are involved. Greteman suggested the city start at 40 acres.

Wagoner remarked that retaining these businesses should also be a priority. Greteman then asked staff if they would want to spend a million and a half to keep these businesses. Oliver noted the best economic development strategy starts with retaining and growing local business.

Oliver said she wanted to make sure council was in support of the idea before spending a great deal of time on analysis; now she will direct **staff will develop numbers and bring more specifics back to council.**

Discussion Regarding Pool Repairs

Kuehl provided council with a list of repairs the pool would need to last another ten to fifteen years.

Isley asked when work would be done and Kuehl said she would like to close the pool a week or two earlier in August to begin work.

Kuehl reported that the bath house is in decent shape but needs a new roof; the largest expense is repair to the slide; and these repairs would not enlarge the size of the pool, just keep it open for a while longer. It would be in the neighborhood of \$500,000.

Kuehl said the town is continuing to grow and the pool is not big enough. She said now would be a good time to survey the people and see if they want a new pool.

Livingston asked what it would cost to put a new pool in the current location. Kuehl responded that people do not really swim any more. They play in the water and a new pool is \$8 to \$9 million without additional land cost. Livingston said she would like the pool issue resolved and asked what it would cost to dig up the existing pool and build a brand new pool at same location. Oliver said the money referenced earlier was the amount to renovate the pool to a point where it would be like new.

Greteman asked what is open on the bond levy amount. Then said cities never recoup more than 80% from a pool. Greteman stated there are two options; either close the pool or fix it.

Oliver stated that right now might be the time to consider taking a different approach to pools. Maybe the city should invest the money to make the current pool like new, instead of building a big aquatic center, then develop splash pads with new parks. She added that the city would not need personnel to manage the splash pads and with so many aquatic centers in the near vicinity, people would have access to those types of facilities also.

Greteman then suggested another citizens committee that would have council direction regarding what the city wants and what the spending limit is.

Isley said she is not comfortable saying spend the money without knowing exactly how much is being spent and where it would come from in the budget.

Isley asked what a bond issue like this would look like. Oliver answered that the city would want to combine it with another project or capital purchase, for example the fire truck, and only issue one general obligation bond. The pool

project on its own would be too low of an amount to warrant the issuance costs of a bond. Livingston stated she agrees with spending to fix the current pool. Isley said she agrees fixing it as that option is the lesser of two evils.

Oliver said she believes a project like this would benefit from involving a company like Downing Construction, who does project management and construction management on projects like this.

Council member **Jackson arrived** at 6:20 p.m.

Livingston said she is concerned that there is no actual cost; so she would like a project manager hired to tell the city what it would cost.

Oliver directed **staff to bring a proposal for repair to the current pool back to council.**

Greteman said he wants the electrical box looked at immediately though, because he feels it is a potential fire hazard. Oliver noted it would be and is currently off.

Discussion Regarding Urban Hunting

Greteman asked when permitted use of land goes away. Staples said the city does not have a “no hunting” ordinance and he does not want to be the sole decision maker in giving permits to residents.

Livingston asked the chief if he had looked at the Des Moines ordinance. She wondered why the city would not allow gun and bow hunting on agriculturally-zoned land if they had the permission of the land owner.

Greteman said he has concern that people could be shooting toward some streets in the area, like Beardsley Street or 50th Avenue.

Livingston added that hunting is allowed in some of the annexed areas currently and expressed concern over not putting limitations in place. She suggested that residents should take a course to prove they are a capable hunter.

Greteman said he believes the city should prohibit gun shooting in the city limits. He is opposed to passing an ordinance requiring landowners to be educated. Councils should not pass ordinances they are not prepared to enforce.

Jackson suggested educating landowners is different than enforcing it.

Staples said he will work to locate the annexation agreement for the north shore and get an opinion on when those agreements expire. Livingston also suggested getting feedback from other hunters.

Follow up Regarding Zoning Code Update

Greteman stated, regarding in home daycares, he is opposed to the Board of Adjustment approving Special Use Permits based on the temperature of the neighbors

Livingston said she is in favor of the ordinance, updating the Zoning Code to put whatever requirements we deem necessary to make it a permitted use; but not requiring a Special Use Permit.

Jackson suggested staff should define points that the Board of Adjustment would have to consider, giving guidance to the Special Use Permit decision.

Greteman observed that the board is an independent body and they do not have to follow guidelines put in place by City Council. They could be swayed by neighborhood opinion. He said it would be a more level playing field to put specific requirements in the Zoning Code.

Livingston offered that the daycares are state regulated. This ordinance would require the license to be on file at the city. She said that she feels this needs to be regulated by the Zoning Code, as a standard for everyone, not left up to the Board of Adjustment.

Oliver **directed staff to bring draft ordinance back to council with the following conditions: state license on file, stand-alone homes, six-foot backyard fence, and no more than sixteen kids at one time, and any other appropriate requirements** referenced in the Zoning Code.

Other discussions

Isley asked when the Des Moines Water Works rates are increasing and has anyone looked at how that affects Norwalk. Oliver said this issue will be discussed at the November 9th Utility Advisory Commission meeting.

Hoskins reported that the Founders' District Water Main Replacement project bid letting was today and it came in sixty thousand dollars less than the engineers estimate. He added that project will be ready to start in three weeks, with a December 31st completion date. Greteman asked if landowners have been notified. Hoskins said he is bringing the necessary easements to next council meeting. Greteman said that he would like to review the communications plan to the residents in that area.

Greteman said he wants council to look at removing the stop sign on Beardsley Street at Lakewood Elementary. Isley and Livingston want to maintain consistency with stop signs. Hoskins suggested looking into signalized crossing at that location.

NCIS Update

Hoskins reported that Holly Drive will be substantially complete by next week. They are doing cleanup and finishing sidewalks.

He said on Wakonda Drive the base course has been put in and the asphalt company will be onsite next week. Residents will then be able to access their driveways.

15-218 Jackson moved, Livingston seconded, to adjourn meeting at 7:37 p.m. Voice vote carried unanimously.

Tom Phillips, Mayor

Attest:

Jodi Eddleman, City Clerk